

ELEVATOR SAFETY BOARD MEETING MINUTES

June 16, 2010

**LOCATION: MISSOURI DIVISION OF FIRE SAFETY, 2401 E MCCARTY STREET,
JEFFERSON CITY, MO 65101**

BOARD MEMBERS PRESENT

**John McNerney
Suzan Mehalko
Gerri Kielhofner
Wilson Winn
John Orr
JA Marchack**

STAFF PRESENT

**Randy Cole, State Fire Marshal
Greg Carrell, Asst State Fire Marshal
Larry Watson, Deputy Chief
Sherry Hunt, Elevator Safety Unit
Vincent Daus, State Elevator Inspector
Dan Daniels, State Elevator Inspector
Wendy Eiss, State Elevator Inspector
Ron Evans, State Elevator Inspector
Robert Dawes, State Elevator Inspector**

BOARD MEMBERS ABSENT

**John Britt, Director of Public Safety
Tom Corso
Michelle Ohmes**

VISITORS

**Mark Randolph, Hotel DeVille
Kirk Pohl, Midwest Elevator Inspections
Dave Evans, St. Louis County
Craig Jones, Country Home Elevator
Bob Jackson, Sycamore Hills Church
Jim Chapman, IUEC
Jim Lemp, Kenneth Lemp Consultants
Stan & Linda Howell, 1st Baptist Church
Judy Ryan, Superior Elevator Inspections
John Peller, Assoc Builders & Contractors**

**Bill Click, Custom Home Elevator
Mike Frawley, Ozarks Methodist Manor
James Harris, LeChateau Village
Chris Cain, J Harris Co
Herb Fleischmann, Salem United Church
Charles Carroll, TKE
Dan Buschmeyer, City of St. Louis Police
Steve Nugent, Crestwood Court
Steve Nuhn, Steve Nuhn Architect
Bonnie Linhardt, State Rep. Ed Emery**

I. OPEN AND WELCOME

Meeting was called to order at 9:30 AM. Introductions were made by all present.

II. APPROVAL OF April 28, 2010 MINUTES

J A Marchack motioned to accept the April 28, 2010 minutes. John Orr seconded the motion. Motion passed unanimously.

III. VARIANCE REQUEST SYCAMORE HILLS BAPTIST CHURCH

The location is requesting a variance allow the reduced refuge on the installation of the elevator. State ID: **not yet assigned**

Gerri Kielhofner motioned to grant the variance with the following stipulations; post signage stating "Low Overhead" visible for the State License Inspector and the Elevator Company. Wilson Winn seconded the motion. Motion passed unanimously.

IV. VARIANCE REQUEST SALEM UNITED CHURCH OF CHRIST

The location is requesting a variance to allow a residential elevator to remain in a commercial building. State ID: **250**.

J A Marchack motioned to grant the variance with the following stipulations; the elevator has to have operational key switches on the outside and on the inside of the car on each floor, and the variance will be null and void if the occupancy of this building changes. This unit must be annually inspected by a State Licensed Inspector. John Orr seconded the motion. Motion passed unanimously.

V. VARIANCE REQUEST THE LITTLE SISTERS OF THE POOR

The location is requesting a variance to allow the hoistway ventilation to remain as modified. This location also requested a variance to allow the low overhead in the machine room due to AC Unit. State ID: **11929 & 11930**.

J A Marchack motioned to grant both variances with the following stipulations; apply padding around the air conditioner, and post signage stating "Low Overhead" visible for the State Licensed Inspector and the Elevator Company in the machine room and on the machine room door. John Orr seconded the motion. Motion passed unanimously.

VI. VARIANCE REQUEST AMERICA'S CENTER

The location is requesting a variance to allow black in lieu of yellow for step demarcation and comb plate. State ID: **18095, 18105, 20305, 20306, 20307, 20308, 20309, 20310**.

John Orr made a motion to grant the variance to allow contrasting color black and silver in lieu of yellow for the step demarcation and comb plate. Gerri Kielhofner seconded the motion. The vote was 4 to 3. Motion passed. Wilson Winn, John McNerney, and Suzan Mehalko voted "Nay".

VII. VARIANCE REQUEST ST LOUIS CITY OF-POLICE DEPT

The location is requesting a variance allow an 18" step to access machine room from jogging track level. State ID: **13741**

Wilson Winn motioned to grant the variance with the following stipulations; post caution tape with "step" and add grab bar on each side of the proposed door entering the machine room. John Orr seconded the motion. Motion passed unanimously.

VIII. VARAINCE REQUEST CUSTOM HOME ELEVATOR-KIPP SCHOOL

The location is requesting a variance to allow the installation of the inclined platform lift for the headroom clearance. State ID: **20314**.

Wilson Winn motioned to grant the variance with the following stipulations; add caution tape "Low Overhead" at each entrance and at both low points throughout the vertical lift clearances with padding on both low points. Gerri Kielhofner seconded the motion. J A Marchack abstained from the vote. Suzan Mehalko voted "Nay". Motion passed.

IX. VARIANCE REQUEST FIRST BAPTIST CHURCH OF CRANE MO

The location is requesting a variance to allow a residential elevator to remain in a commercial building. State ID: **20297**.

John Orr motioned to grant the variance with the following stipulations; the elevator has to be keyed switched on the outside and on the inside of the car on each floor, and the variance will be null and void if the occupancy of this building changes. Gerri Kielhofner seconded the motion. Motion passed unanimously.

X. VARIANCE REQUEST CRESTWOOD COURT

The location is requesting a variance for an extension to correct the single bottom jack violation. State ID: **4839 & 4840**.

J A Marchack motioned to grant a one year variance extension from July 1, 2010 to July 1, 2011 to replace the single bottom jack with the following stipulations; monitor the oil monthly, have a full pressure test done every 6 months witnessed by a State Licensed Inspector. John Orr seconded the motion. Motion passed unanimously.

XI. VARIANCE REQUEST CITY OF MOBERLY

The location is request a variance for low overhead in the machine room. State ID: **20237**.

Wilson Winn motioned to grant granted the variance for the low overhead in the machine room with the following stipulations; add caution tape and signage that read "Low Overhead" in the machine room and on the machine room door. Gerri Kielhofner seconded the motion. Motion passed unanimously.

XII. VARIANCE REQUEST HOTEL DEVILLE

The location is requesting a variance for an extension of 2 years to replace the single bottom jack. State ID: **6488**.

The Elevator Safety Board denied the variance request for a 2 year extension on replacing the single bottom jack. J A Marchack motioned to grant a 1 (one) year variance for replacing the single bottom jack with the following stipulations; monitor the oil monthly, have a full pressure test done every 6 months witnessed by a State Licensed Inspector. John Orr seconded the motion. Motion passed unanimously.

XIII. VARIANCE REQUEST FIRST UNITARIAN CHURCH

The location is requesting a variance to allow a residential elevator to remain in a commercial building. State ID: **1693**.

Geri Kielhofner motioned to grant the variance to allow the residence elevator to remain in the church with the following stipulations; this variance will be null and void if the occupancy of this building changes. This unit must be annually inspected by a State Licensed Inspector. John Orr seconded the motion. Motion passed unanimously.

XIV. VARIANCE REQUEST LE CHATEAU VILLAGE

The location is requesting a variance to not enclose the hoistway. State ID: **8194**.

Wilson Winn motioned to grant the variance to allow the hoistway to remain as installed. J A Marchack seconded the motion. Motion passed unanimously.

XV. VARIANCE REQUEST OZARKS METHODIST MANOR

The location is requesting a variance for an extension on replacing the single bottom jack. State ID: **4228**.

J A Marchack motioned to grant a 1 (one) year variance for replacing the single bottom jack with the following stipulations; monitor the oil monthly, have a full pressure test done every 6 months witnessed by a State Licensed Inspector. Gerri Kielhofner seconded the motion. Motion passed unanimously.

XVI. VARIANCE REQUEST 5025 NORTHUP LLC

The location is requesting a variance to allow a residential elevator to remain in a commercial building. State ID: **13623**.

The Elevator Safety Board tabled the variance request until information has been submitted to the Board of the occupancy of this building as well as red tagging the unit.

XVII. VARIANCE REQUEST CHAMINADE COLLEGE PREP SCHOOL

The location is requesting a variance to allow a residential elevator to remain in a commercial building. State ID: **6531**.

The Elevator Safety Board tabled the variance request until our next Elevator Safety Board meeting and requested pictures to be presented for that meeting.

XVIII. VARIANCE REQUEST EMANUEL UNITED CHURCH OF CHRIST

The location is requesting a variance to allow a residential elevator to remain in a commercial building. State ID: **4209**.

John Orr motioned to grant the variance to allow the residence elevator to remain in the church with the following stipulations; this variance will be null and void if the occupancy

of this building changes. This unit must be annually inspected by a State Licensed Inspector. Gerri Kielhofner seconded the motion. Motion passed unanimously.

XIX. VARIANCE REQUEST FIRST BAPTIST CHURCH OF HARRISONVILLE

The location is requesting a variance to allow a residential elevator to remain in a commercial building. State ID: **292**.

Wilson Winn motioned grant the variance to allow the residence elevator to remain in the church with the following stipulations; the car gate must be repaired so it remains in the track, the elevator has to be keyed switched on the outside and on the inside of the car on each floor and any broken keys must be removed out of the key hole, this variance will be null and void if the occupancy of this building changes. This unit must be annually inspected by a State Licensed Inspector. Gerri Kielhofner seconded the motion. Motion passed unanimously.

XX. VARIANCE REQUEST IMMANUEL UNITED CHURCH OF CHRIST

The location is requesting a variance to allow the existing electrical panel to remain in the machine room. State ID: **13383**.

J A Marchack motioned to grant the variance to allow the electrical panel to remain in the elevator machine room with the following stipulations; add signage on the electrical panel stating "Elevator Equipment". Wilson Winn seconded the motion. Motion passed unanimously.

XXI. VARIANCE REQUEST LINDELL BANK

The location is requesting a variance to allow the main line disconnect to remain at its present location. State ID: **6330**.

Wilson Winn motioned to grant the variance. Gerri Kielhofner seconded the motion. The vote was not unanimous. John Orr voted "Nay". Motion passed.

XXII. INSPECTOR METROPOLITAN CHRISTIAN WORSHIP

The location is requesting a variance to allow a residential elevator to remain in the commercial building. State ID: **17083**.

John Orr motioned to grant the variance to allow the installation of the residence elevator to remain in the church with the following stipulations; this variance will be null and void if the occupancy of this building changes. This unit must be annually inspected by a State Licensed Inspector. J A Marchack seconded the motion. Motion passed unanimously.

XXIII. DISCUSSION WITH ST. LOUIS COUNTY- DAVE EDWARDS

David Evans, P.E. (Mechanical Inspection Supervisor-St. Louis County) addressed the Board in response to an invitation by the Board to attend due to concerns raised by private/third party inspectors during past Elevator Board meetings.

Mr. Evans explained the current situation in St. Louis County concerning elevator inspections is that they are phasing out periodic inspections which are being conducted twice a year by staff. Table 107.5 Periodic Mechanical Inspection Frequencies was provided to the Board which notes St. Louis County's intention to phase in a Comprehensive Annual Elevator Inspections which meets both county and state obligations. Mr. Evans explained the phase in is necessary due to manpower challenges stating they are about 1/3 the way to that goal. They currently have (8) elevator inspectors.

Mr. Evans advised that St. Louis County has adopted and enforces A17.3 as well as A17.1. Currently, if an owner requests the inspection to be conducted to comply with state requirements, Mr. Evans advised his staff will do so. Reports relating to these inspections have been and will continue to be submitted to the state.

Mr. Evans advised they are making efforts to avoid issues with locations that have contracts in place with private/third party inspectors.

In relation to concerns expressed about St. Louis County allowing private/third party inspectors to conduct inspections or not, Mr. Evans advised they are free to conduct such inspection. Mr. Evans added that St. Louis County no longer issues a license to these inspectors, that the elevator owner has the choice; however, the owner must comply with an inspection conducted by St. Louis County staff to meet local requirements. St. Louis County will not accept an inspection report submitted by a private inspector to meet the needs of the local requirements.

When Mr. Evans was advised by Board member J. Marchack that private inspectors are being told by the owner that a private inspector cannot conduct the state inspection, Mr. Evans indicated he was not aware of this and that he would address this with staff to ensure it does not happen.

Mr. Evans advised an issue he is having is that when his staff arrives to conduct the inspection they are learning that an elevator service company has already been there with a private inspector and done the inspection for the year. Until his staff can meet the workload and be in a position to conduct all annual state inspections, they are not forcing the issue with the owner but advising that in the future St. Louis County will require they do the annual inspection meeting state requirements.

Mr. Evans fielded a number of questions from the Board as well as private inspectors in attendance.

Mr. Evans advised he is more than happy to address the Board at anytime if additional issues or questions would arise.

XXIV. VARIANCE REQUEST PIERRE CHAUTEAU CONDOS

This location is requesting a variance to allow pipes to remain in the hoistway and this location is requesting a variance to allow the equipment to remain in the machine room. State ID: **10475**.

Wilson Winn motioned to grant the variance to allow the pipes to remain in the hoistway and grant the variance to allow the water tank to remain in the machine room. J A Marchack seconded the motion. Motion passed unanimously.

XXV. VARINACE REQUEST RAMADA INN-AIRPORT

This location is requesting a variance to allow reduced runby of 1" for the installation of the plunger gripper. State ID: **10001**.

John Orr motioned to grant the variance. Gerri Kielhofner seconded the motion. Motion passed unanimously.

XXVI. VARIANCE REQUEST ST PAUL LUTHERAN CHURCH

This location is requesting a variance to allow a residential elevator to remain in a commercial building. State ID: **11696**.

Gerri Kielhofner motioned to grant the variance to allow the residence elevator to remain in the church with the following stipulations; this variance will be null and void if the occupancy of this building changes. This unit must be annually inspected by a State Licensed Inspector. John Orr seconded the motion. Motion passed unanimously.

XXVII. VARIANCE REQUEST ST PETERS EVANGELICAL

This location is requesting a variance to allow a residential elevator to remain in a commercial building. State ID: **20114**.

John Orr motioned to grant the variance to allow the residence elevator to remain in the church with the following stipulations; this variance will be null and void if the occupancy of this building changes. This unit must be annually inspected by a State Licensed Inspector. J A Marchack seconded the motion. Motion passed unanimously.

XXVIII. VARIANCE REQUEST WEBSTER GROVES SCHOOL DISTRICT

This location is requesting a variance to allow a residential elevator to remain in a commercial building. State ID: **16302**.

John Orr motioned grant the variance to allow the residence elevator to remain in the church with the following stipulations; this unit must correct the code violation for the dimensions between the door and the gate to ensure the elevator complies with the private residence section of ASME A17.1 code and this variance will be null and void if the occupancy of this building changes. This unit must be annually inspected by a State

Licensed Inspector. Wilson Winn seconded the motion. The vote was not unanimous. J A Marchack voted "Nay". Motion passed.

XXIX. BOARD REVIEW OF APPLICATION FOR INSPECTOR

RONALD EDWARDS- J A Marchack motioned to approve the application. John Orr seconded the motion. Motion passed unanimously.

XXX. SUB COMMITTEE-MINUTES

John Orr motioned to approve the corrected minutes from the subcommittee meeting held on June 15, 2010 with the stipulation that the minutes be change to reflect that J A Marchack opened the meeting. Suzan Mehalko seconded the motion. Motion passed unanimously.

XXXI. VARIANCE REQUEST JERRY JARIWALA-COMFORT INN

This location is requesting a variance to allow the existing pipes to remain in the machine room. State ID: **9119**

John Orr motioned to table this variance until the next Board Meeting to seek legal advice and to contact St. Louis County for additional information on the legal procedures of St. Louis County variance requests. J A Marchack seconded the motion. Motion passed unanimously.

XXXII. MEETING ADJORNED AT 3:10 PM